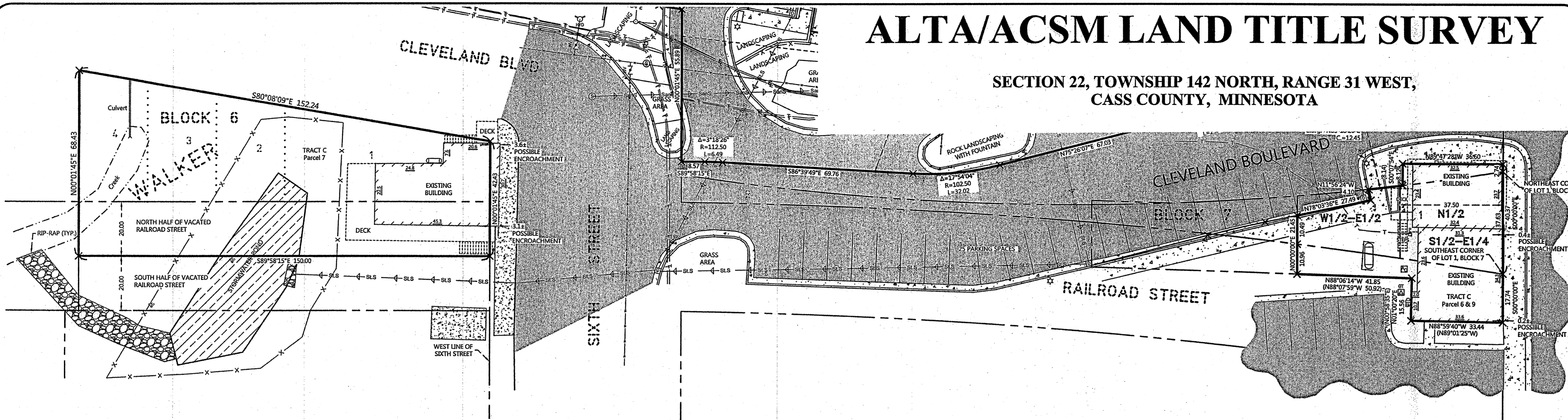






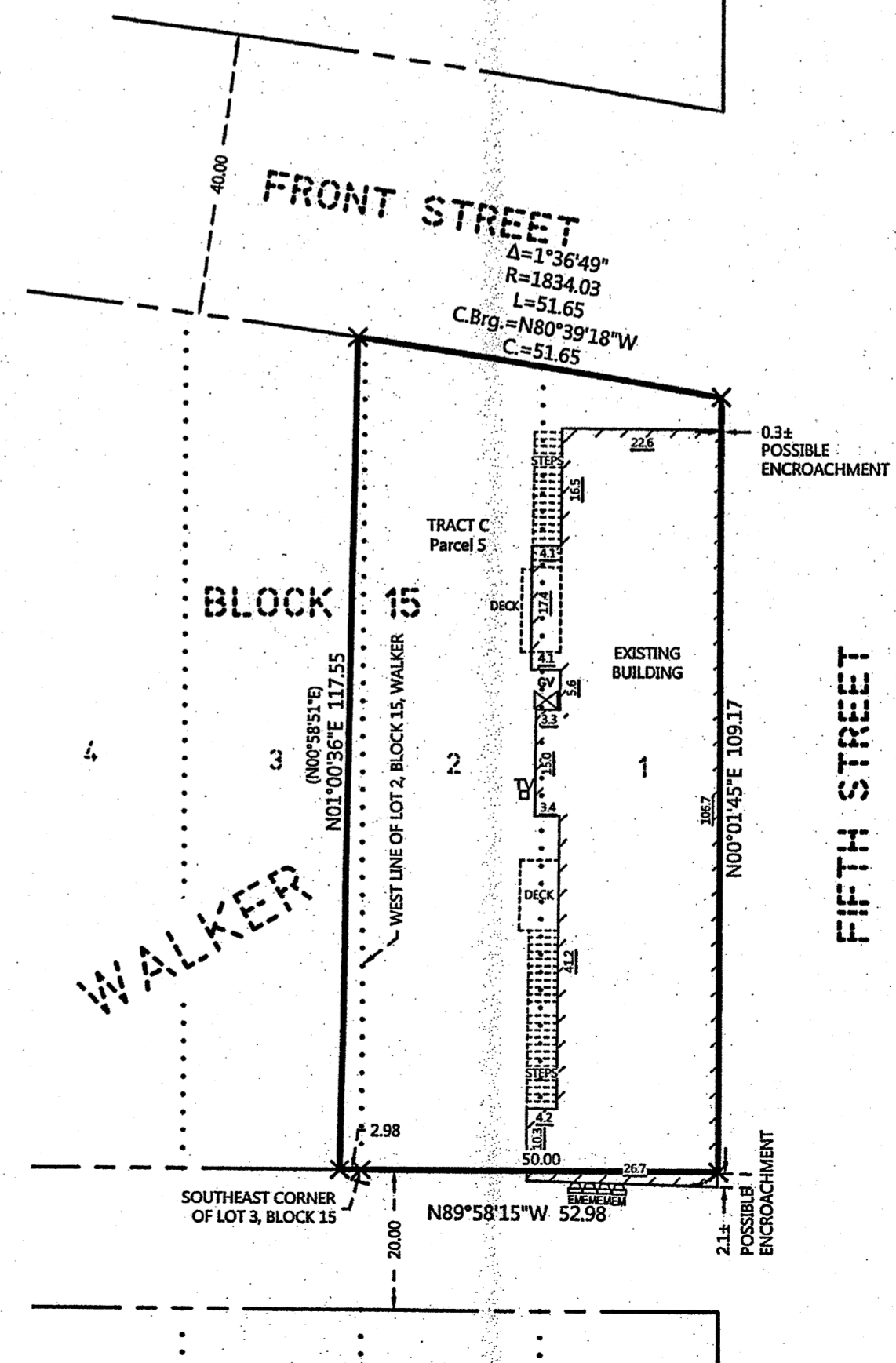
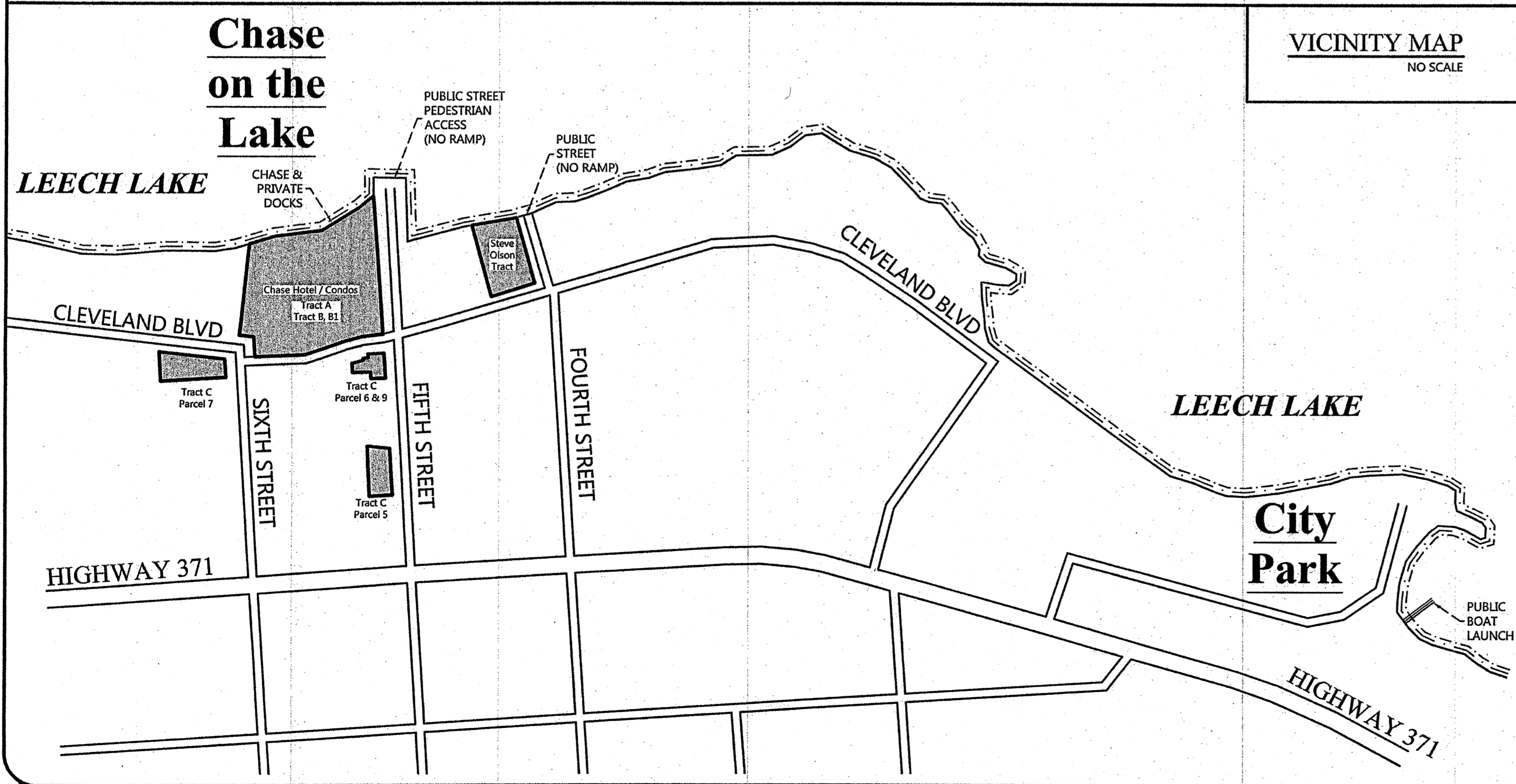
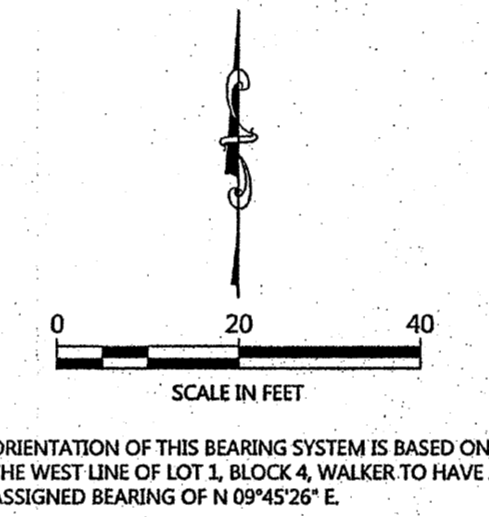
# ALTA/ACSM LAND TITLE SURVEY

SECTION 22, TOWNSHIP 142 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA



## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊠ DENOTES EXISTING AIR CONDITIONER
- ⊡ DENOTES EXISTING ELECTRIC OUTLET / JUNCTION BOX
- ⊞ DENOTES EXISTING ELECTRIC METER
- ⊙ DENOTES EXISTING UTILITY MANHOLE
- ☆ DENOTES EXISTING MOUNTED LIGHT
- ⊕ DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- DENOTES EXISTING BURIED ELECTRIC CABLE
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- ▩ DENOTES EDGE OF EXISTING CONCRETE
- ▧ DENOTES EDGE OF EXISTING PAVING STONES
- ⊞ DENOTES EXISTING GROUND TRANSFORMER
- ⊞ DENOTES EXISTING PHONE PEDESTAL
- DENOTES EXISTING BURIED TELEPHONE LINE
- ⊞ DENOTES EXISTING WATER VALVE
- ⊞ DENOTES EXISTING FIRE HYDRANT
- DENOTES EXISTING FORCEMAIN
- ⊞ DENOTES EXISTING STORM SEWER CATCH BASIN
- DENOTES EXISTING RETAINING WALL
- DENOTES EXISTING SANITARY SEWER MAIN
- ⊞ DENOTES EXISTING SIGN(S)
- ⊞ DENOTES EXISTING GAS VALVE AND/OR CONNECTION
- DENOTES EXISTING FENCE LINE
- ⊞ DENOTES EXISTING LP TANK
- ⊞ DENOTES EXISTING CABLE TV BOX



REVISIONS:	NO.	DATE	DESCRIPTION	BY

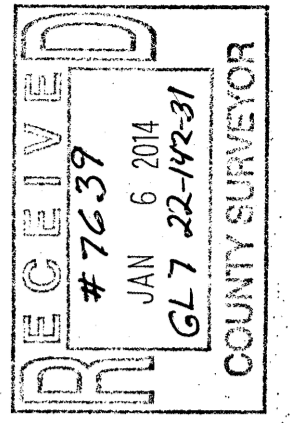
I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DAILY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Terry L. Freeman*  
TERRY L. FREEMAN  
21367  
LIC. NO. 21367



ALTA/ACSM LAND TITLE SURVEY  
Chase on the Lake Holdings c/o Gary Endicott  
5000 W. 95th Street, Suite 100  
Prairie Village, KS 66207

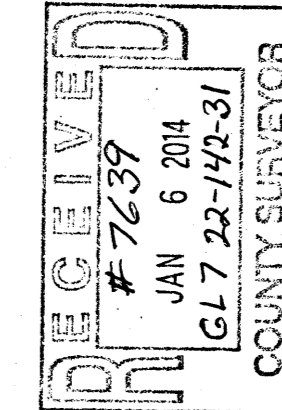
JOB NO. 13-037  
DATE: 09-03-2013  
SHEET NO.  
2 OF 3





# ALTA/ACSM LAND TITLE SURVEY

SECTION 22, TOWNSHIP 142 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA



## DESCRIPTION

taken from Title Commitment  
Exhibit "B"

Tract A: Lots 1-4, Block 1, CHASE ON THE LAKE, according to the recorded plat thereof, Cass County, Minnesota.

Tract B:  
Unit Nos. 3102, 3103, 3104, 3202, 3204, 1100, 1101, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424 and the Shared Facilities Unit, Chase on the Lake Condominiums, Common Interest Community No. 65, a condominium, Cass County, Minnesota.

Tract B1:  
Unit Nos. 2101, 2102, 2103, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411 and the Shared Facilities Unit, Chase on the Lake Condominiums, Common Interest Community No. 65, a condominium, Cass County, Minnesota.

Tract C:  
Parcel 5:  
Lot One (1), Block Fifteen (15), Townsite (now Village) of Walker, according to the plat on file in the office of the County Recorder for Cass County, Minnesota.

AND  
Lot 2, Block 15, Walker, plat of record, Cass County, Minnesota.  
AND  
That part of Lot Three (3), said Block Fifteen (15) which lies Easterly of the following described line: commencing at the Southeast corner of said Lot Three (3); thence on an assumed bearing of West along the South line thereof 2.98 feet to the point of beginning of the line to be herein described; thence North 0 degrees 58 minutes 51 seconds East 117.55 feet, more or less, to a point of the north line of said Lot (3) and said line there terminating.

Parcel 6:  
The W 1/2 of the E 1/2 and the S 1/2 of the E 1/2 of Lot 1, Block 7, Original Plat, Village of Walker. Said tract having a width of 37 1/2 ft on the most Nly line thereof, and having a width of 75 ft on the Sly line thereof.

AND  
That part of Railroad Street, as dedicated in Walker, plat of record, Cass County, Minnesota, described as follows: Beginning at the SE corner of Lot 1, Block 7, said plat; thence on an assumed bearing of South along the Sly projection of the E line of said Lot 1, a distance of 17.74 ft; thence N 89 degrees 01 minutes 25 seconds W 33.34 ft; thence N 0 degrees 58 minutes 35 seconds E 15.56 ft; thence N 88 degrees 07 minutes 59 seconds W 50.92 ft; thence on a bearing of N 10.96 ft to the SW corner of the E 1/2 of said Lot 1; thence Ely along the S line of said Lot 1, a distance of 75.76 ft to the point of beginning. Less that portion dedicated as CLEVELAND BOULEVARD in CHASE ON THE LAKE, plat of record, Cass County, Minnesota.

(Abstract Property)

Parcel 7:  
Lots 1, 2, 3 and 4, and the adjacent 20 feet of vacated Railroad Avenue, Block 6, Original Plat of Walker, Cass County, Minnesota.

(Abstract Property)

Parcel 9:  
The North One-Half (N 1/2) of the East 37 1/2 feet of Lot One (1), Block Seven (7), Original Plat of Walker, according to the map or plat thereof on file and of record in the office of the Cass County Recorder, Cass County, Minnesota.

AND

That part of Cleveland Boulevard as dedicated in Walker, plat of record, Cass County, Minnesota, described as follows: Beginning at the Northeast corner of Lot 1, Block 7, said plat; thence on an assumed bearing of North along the northerly projection of the East line of said Lot 1, a distance of 2.74 feet; thence North 89 degrees 47 minutes 28 seconds West 36.60 feet; thence South 0 degrees 07 minutes 54 seconds East 8.14 feet to the northerly line of said Lot 1; thence easterly along said northerly line 36.96 feet to the point of beginning.

(Abstract Property)

## SURVEY NOTES

### SURVEY NOTES

- Parcel contains 110,828+ square feet (2.54+ acres).
- The underground and overhead utilities shown are based on locates using "Gopher One Call" ticket #80405336, from 2006. Utilities contacted by Gopher One Call regarding this survey include City of Walker, EOT, and Minnesota Power. To confirm underground utility locations shown, call Gopher One Call at 800-252-1166 for locates. Utilities confirmed on the ground for this survey.
- This survey has been prepared based on a title commitment prepared by First American Title Insurance Company, Commitment No. NCS-585924-KCTY, effective date: June 27, 2013 at 7:30 a.m. and revised August 21, 2013. Only easements which appear in Schedule B-Section 2, Standard Exceptions of this title commitment have been shown as part of this survey.
- Public access to the property is via 5th Street, 6th Street, and Cleveland Boulevard. Addresses are 502 Cleveland Boulevard, 500 Cleveland Boulevard, 310 Fifth Street N., 200 Fifth Street N., 104 Fifth Street N. and 206 Fifth Street N.
- This property does not fall within a designated flood plain as set forth by FEMA Flood Insurance Rate Map.
- There are no wetlands on the subject property.
- The Chase docks are seasonal. They are taken out every winter and put back in place each spring. They are anchored to posts in the bed of Leech Lake.
- Exception noted in Schedule B - Section II.
- Walking bridge.
- Possible encroachment of Office/Apartments, "Wendy's" and Java Loon predated the acquisition and were not created by the Chase.

## CERTIFICATION

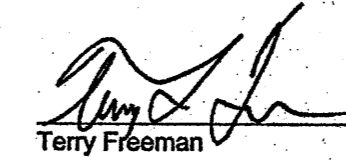
### SURVEYOR'S CERTIFICATE

The undersigned, being a Registered Land Surveyor in the State of Minnesota certifies to: Walker Holding Co., L.L.C., a Kansas limited liability company, Chase Condominiums LLC, a Minnesota limited liability company, DCA CGAZ, L.L.C., a Missouri limited liability company, Chase on the Lake, L.L.C., a Minnesota limited liability company, Gilliland & Hayes, L.L.C., Valley View Bank, and First American Title Insurance Company, and all their members, partners, successors and assigns:

Certifies as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11(b), 14, 19 and 20(a) of Table A thereof. The field work was completed on May 8 & 15 and June 20, 2013.


Date of plat or map: September 3, 2013.

  
Terry Freeman 21367  
Registration No.

Dated: 9/3/13

NO.	DATE	DESCRIPTION	BY

LIBRARY CARRY PLAN THE SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

  
TERRY L. FREEMAN 21367  
L.L.C. NO. 21897



ALTA/ACSM LAND TITLE SURVEY  
Chase on the Lake Holdings c/o Gary Endicott  
5000 W. 95th Street, Suite 100  
Prairie Village, KS 66207

JOB NO. 13-037  
DATE: 09-03-2013

SHEET NO.  
1 OF 3